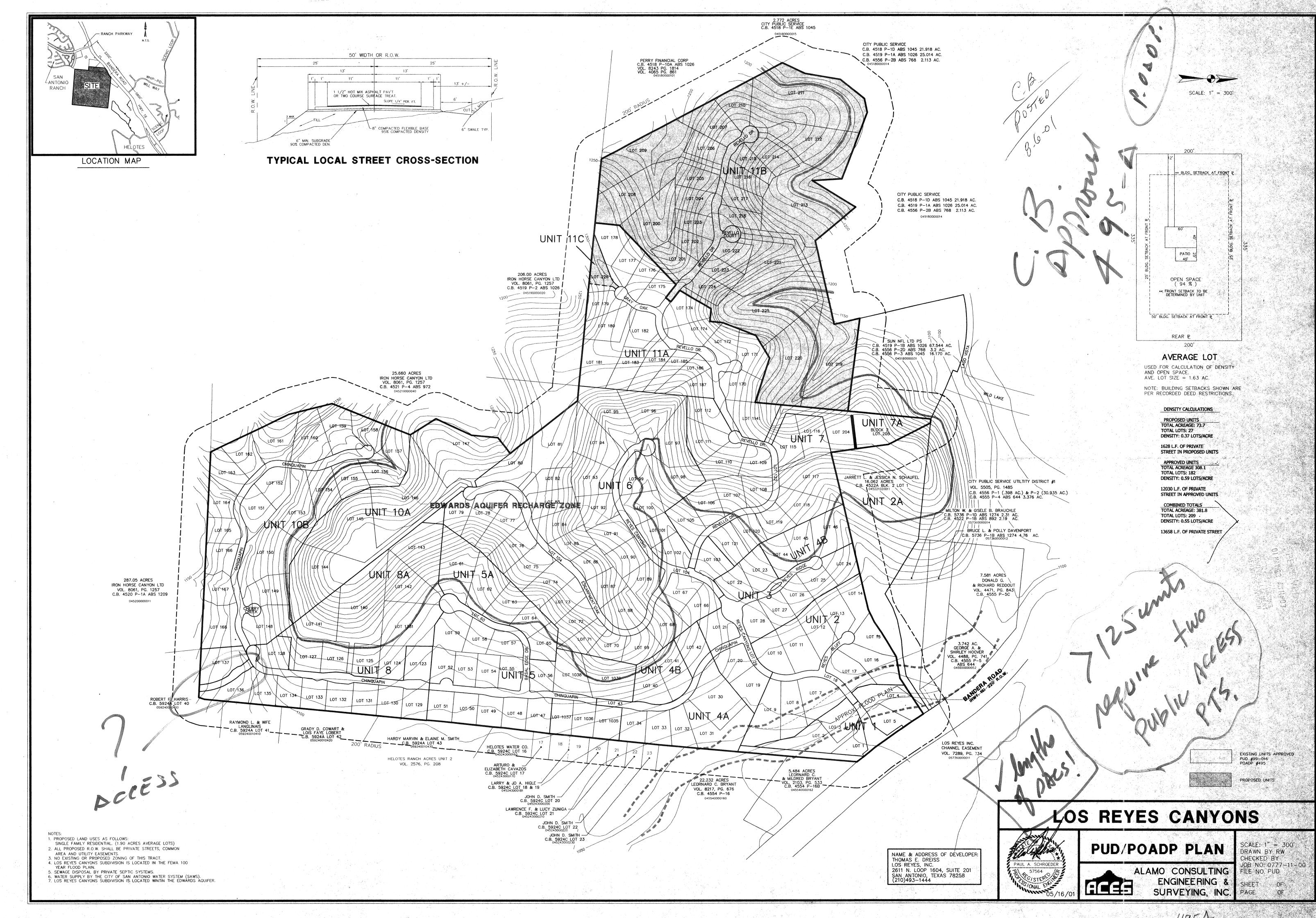


REV. 07/22/97



REV. 07/22/97



### City of San Antonio POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the fellowing:

Date Submitted:					<u>.</u>		
LOS REYES, INC. Owners: THOMAS E. DREISS, PR		ALAMO C ENGINEE			EYING	, INC	С.
2611 N LOOP 16 Address/Zip code: <u>SAN ANTONTO, T</u> 78258	04 W, STE. 201 X Address/Zip code		IEIMER I			517	
Phone: (210)493-1444	Phone:	(210)	828-06	91			
Existing zoning:N/A	Proposed zoning:	N/A		211	-		9
Projected San Antor Council D	Aquifer Recharge Zone: # of Phases:11 nio City Limits? Pistrict:N/A map grid512A6		□ No	DET SEI	0 M	IJ.	
Land area being platted: Single Family (SF) Multi-family (MF) Commercial and non-resid	Lots 27  Hential		cres 3.68	TOF PLANSIN	AY 23 AM II: 02	RECEIVED	
s there a previous POADP for this Site?	Name LOS REYES	CANYONS	No. 495	5236	02		
Is there a corresponding PUD for this site?  Plats associated with this POADP or site?	LOS REYES (	CANYONS	No. <u>99-</u> No. <u>010</u> No. <u>N/A</u>	045			
	Name		No.	<u></u>			
Contact Person and authorized representat  Print Name: PAUL A. SCHROEDER	1/2	O Selection					
Date: MAY 15, 2001 Phone	:(210)828-0691	Fax:	(210)8	324-30	)55		

	name of the POADP and the subdivision;
	indication of development phases on the POADP;
	perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
	copy of digital file
3	North arrow and scale of the map;
9	Proposed land use by location, type and acreage;
1/2	delineation of the circulation system including all collectors, arterial, and local type "B" streets;
	contour lines at intervals no greater than ten (10) feet;
	legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
	existing adjacent or perimeter streets;
	existing adjacent or perimeter streets;  one hundred-year flood plain limits;
	location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
	A complete application and certification, 8½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
	POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
	TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
	Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-265;
כ	the POADP does does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;
[	The POADP ■ is □ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
[	The POADP lies in the NORTHSIDE School District and they have been contacted concerning this
	development. Page 2 of 3

(Application Revised Nov-8- 2000)

☐ List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.
BANDERA ROAD (ST. HWY. 16)
I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.
Certifying Representative:
Print Name: PAUL A. SCHROEDER Signature: David Man
If you have any questions please call Michael O. Herrera at 207-7900
(Application Revised Nov-8- 2000)

Page 3 of 3



#### CITY OF SAN ANTONIO

July 20, 2001

Mr. Paul A. Schroeder, P.E.

ACES Engineers Inc. 140 Heimer Rd., Suite 617 San Antonio, TX 78232

Re: Los Reyes Canyons

POADP # 495-A

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed Los Reyes Canyons Subdivision Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 495-A. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Schroeder Page 2 July 20, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formally POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Emil R. Moncivais AIA, AICP Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Land Development



### City of San Antonio POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

	Date Submitted:			Name of POAD	P: LOS R	EYES CANYON	S	
	LOS RE Owners: THOMAS	YES, INC		Consulting Firm:		CONSULTING ERING & SUR	VEYING,	INC.
	Address/Zip code:_	2611 N L SAN ANTO 78258	00P 1604 NIO, TX	W, STE. 201 Address/Zip code		HEIMER RD., ANTONIO, TX		17
	Phone: (	210)493-	1444 P	hone:	(210	)828-0691		
	Existing zoning:	N/A		Proposed zoning	N/A			ä
	Site is over/within/			ifer Recharge Zone: Phases: 11		□ No □ No		
	LOS REYE 2611 N. LOOP 1604 V SAN ANTONIC (210) 493	), TX 78258			DADWAY NATIO P.O. BOX 1 SAN ANTONIO, 88-2193/1	7001 TX 78217	5/21/200	3127
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Three H	Jundred Eighty-One and	10/100******	**********	*******	*****	**********	******	DOLLAR Security feat included.
	City of San Antonio							Details on ba
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1EMO	POADP plan review					ED		<u> </u>
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	Contact Person and	authorized re	presentative:		1/1			
	Print Name: PAUL	A. SCHR	OEDER S	Signature: Tax	6 Ser	in		
•	Date: MAY 15	, 2001	Phone: (2°	10)828-0691	Fax:	(210)824-3	055	

P.O. BOX 839975 INVOICE SAN ANTONIO, TX 78283-3975 AMT ENCLOSED AMOUNT DUE 381.10 INVOICE DATE 5/25/2001 DUE DATE 5/25/2001 50-04-5573 LOS REYES, INC. 2611 N. LOOP 1604 WEST, #201 S.A. TX. 78258 PHONE: 000 - 0000 POADP LOS REYES CANYONS FACILITY LOCATION: 100 COMMERCE ST W \_\_\_\_\_\_\_ LINE INDEX REF DESCRIPTION
1 012542-001 PLAN REVIEW FEES AMOUNT

381.10

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT CK#3127 LOS REYES CAN 05/24/2001 LOS REYES CAN. PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE 0.00 381.10 381.10

CITY OF SAN ANTONIO PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975 PAGE 1 OF 1



P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

May 30, 2001

#### P.U.D./P.O.A.D.P. REVIEW

Los Reyes Canyon

Located on SH 16, 1.1 miles northwest of Scenic Loop Road

Mike Herrera City of San Antonio Department of Planning P.O. Box 839966 San Antonio, Texas 78283-3966

P.O.A.D.P. Reviewed for:	Comments
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	At the time of platting, TxDOT will recommend a 15' reservation of right of way for future highway widening. All applicable building setback distances would be measured from the 15' reservation.
Access Limits/Restrictions	Locations of access points will be as directed by "Regulations For Access Driveways to State Highways". All access to lots 1,4,5 which abut SH 16, shall be from the planned street identified as "Reyes Canyon".
WPAP Requirements	A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property. No access permit will be issued prior to receipt of the approved WPAP.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

#### **ADDITIONAL COMMENTS:**

Judy Friesenhahn, P.E. Advanced Project Development Engineer

cc: Alamo Consulting Engineering & Surveying, Inc.

#### **TRANSMITTAL**



#### ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

140 Heimer Rd., Ste. 617

SAN ANTONIO, TX 78209

PHONE: (210)828-0691 FAX NO.: (210)824-3055

TO: Mike Herrera

Planning Department City Of San Antonio

RE: LOS REYES CANYONS REVISED PUD/POADP PLAN

Under Separate

FOR OFFICE USE

For Bids Due

Delivery Method: Hand Copies To: Job Folder

Job #: 77711

Sent By: Greg Manius

**DATE:** MAY 21, 2001

Please Find:

Attached [

<ul><li>☑ Blueline Prints</li><li>☑ Photostatic Copies</li><li>☑ Sepia Prints</li></ul>	☐ Mylar Prints ☐ Plans ☐ Specifications	☐ Original	Review and Comment For Your File	☐ As Requested
COPIES		DESC	CRIPTION	LATEST DATE
8	Pud/Poadp Plan		5/16/01	
1	P.O.A.D.P. Application		5/23/01	
1	Disk		5/21/01	
1	Check #3127 For \$381.10		5/21/01	
1		Reduced PUD/POADP Plan		5/16/01

TRANSMITTED:

□ For Approval

his revised PUD/POADP plan is for your review and approval. If you have any further o	OT OF I	N	REC
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### City of San Antonio Planning Department Master Development Plan Section

#### REQUEST FOR REVIEW

(Check One)	Date:
Master Development Plan (MDP) (Formally I	POADP) UP.U.D. Plan
☐ Master Plan Community District (MPCD)	☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development(Ti	ND) D Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)	
Plat Certification Request	
Project Name: 125 Payers	FILE# M-DIA
17 Jett Walle. 17 Jet	CANYONS FILE# 0/-014
Major thoroughfare, Neighborhoods, Master Pl	
	an, Master Development Flan and Mistoric
Preservation)	
To:   Master Development Plan	☐ Street and Drainage
☐ Major Thoroughfare	
☐ Neighborhoods	☐ Zoning ☐ Tree Preservation
Historic	☐ Fire Protection
SAWS Aquifer	
Other:	Bexar County Public Works
Note: 15 copies (folded) with Request for Review	forms (attachea) for respective departments or
agencies	
City of San Antonio F	Planning Department use
FROM: Michael O. Herrera, Planner II	Date: 6-23-01
SUBJECT: The attached item has been submitt	ed for your review, recommendation, and or
comment to the Planning Commission or Directo	or. If necessary, please circulate within your
department. Copy this review sheet as needed.	Mark your comments here and be prepared to
review at the next scahedule meeting. Your wri	tten comments are strongly encouraged for
documentation in the file.	
This item is tentative scheduled for 7-6-	- O/ before the (MDP) committee

On	Y	I do not recommend approval , the engineer/
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Signature	Title	Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



#### City of San Antonio Planning Department Master Development Plan Section ECEIVED

REQUEST FOR REVIEW JUN 29 AM 10: 00

(Check One)	DEPT. OF PLANNING LAND DEVELOPER 23-0/
☐ Master Development Plan (MDP) (Formally	POADP) Plan
☐ Master Plan Community District (MPCD)	☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development(T	ND)  Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)	
☐ Plat Certification Request	ALU (ALI) I mana Maryama (Mary
Project Name: Los REYES P. C.	CANYONS FILE# 01-014
Major thoroughfare, Neighborhoods, Master Ph	an, Master Development Plan and Historic
Preservation)	
To: Master Development Plan  Major Thoroughfare  Neighborhoods  Historic  SAWS Aquifer  Other: Note: 15 copies (folded) with Request for Review agencies	☐ Street and Drainage ☐ TIA ☐ Zoning ☐ Tree Preservation ☐ Fire Protection ☐ Bexar County Public Works w forms (attached) for respective departments or
City of San Antonio I	Planning Department use
FROM: Michael O. Herrera, Planner II	Date: 6-23-01
SUBJECT: The attached item has been submitt	ed for your review, recommendation, and or
comment to the Planning Commission or Director	or. If necessary, please circulate within your
department. Copy this review sheet as needed.	I something the sound
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This item is tentative scheduled for 7-6-	- O before the (MDP) committee

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Signature	Title	Date Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



# City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

(Check One)	bailtion 1 Date: 6 - 22-01						
Master Development Plan (MDP) (F	ormally POADP) P.U.D. Plan						
☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)							
☐ Traditional Neighborhood Developm	nent(TND)						
☐ Manufactured Home Park Plan (MI							
☐ Plat Certification Request	2505						
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Project Name: LAS' REYIE	5 CANYON'S FILE# 495-A						
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☐ Major Thoroughfare	□ TIA						
☐ Neighborhoods ☐ Historic	☐ Zoning ☐ Tee Preservation						
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	Review forms (attached) for respective departments or						
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City of San Ant	onio Planning Department use						
FROM: Michael O. Herrera, Planne							
SUBJECT: The attached item has been s	ubmitted for your review, recommendation, and or						
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documentation in the file.							
This item is tentative scheduled for $\frac{7}{2}$	6-0/ hefore the (MDP) committee						

I do not recommend approval I recommend approval On \_\_\_\_\_\_, I notified \_\_\_\_\_\_, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #\_ Comments:\_ Signature

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



# City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

(Check One)	Date: 6-23-0/
Master Development Plan (MDP) (Formal	ly POADP) T.U.D. Plan
Master Plan Community District (MPCI	D)
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☐ Plat Certification Request	
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Preservation)	
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Historic	☐ Tree Preservation
☐ SAWS Aquifer	☐ Fire Protection
Other:	☐ Bexar County Public Works
Note: 15 copies (folded) with Request for Revi	iew forms (attached) for respective departments or
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FROM: Michael O. Herrera, Planner II	Date: 6-23-0/
SUBJECT: The attached item has been subm	nitted for your review, recommendation, and or
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Please returned this form to Michael O. Herrera, Planner  $\underline{\Pi}$  by next scheduled meeting.



# City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

(Check One)	Date: 6-22-01
Master Development Plan (MDP) (Form	
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SAWS Aquifer	☐ Tree Preservation
Other:	☐ Fire Protection
	☐ Bexar County Public Works  eview forms (attached) for respective departments or
agencies	or respective departments or
City of San Anton	nio Planning Department use
FROM: Michael O. Herrera, Planner	II Date: 6-22.0/
SUBJECT: The attached item has been sub	omitted for your review, recommendation, and or
comment to the Planning Commission or Dir	rector. If necessary, please circulate within your
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	written comments are strongly encouraged for
documentation in the file.	
This item is tentative scheduled for	6-0/ before the (MDP) committee
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June 21, 2001	

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Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



## City of San Antonio Planning Department Master Development Plan Section RECHEST FOR REVIEW 01 JUN 25 PM 2: 05

#### REQUEST FOR REVIEW

(Check One)	Date: 6-22-0/
Master Development Plan (MDP) (I	Formally POADP) P.U.D. Plan
☐ Master Plan Community District (N	MPCD)   Mixed Used District (MXD)
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☐ Plat Certification Request	The state of the s
Project Name: LAS' REYIE	5 CANYON'S FILE# 495-A
Major thoroughfare, Neighborhoods, M	aster Plan, Master Development Plan and Historic
Preservation)	
To:  Master Development Plan	Street and Drainage  TIA  Zoning  Tree Preservation  Fire Protection  Bekar County Public Works  Review forms (attached) for respective departments or
agencies	, , , , , , , , , , , , , , , , , , , ,
City of San An	tonio Planning Department use
FROM: Michael O. Herrera, Planne	
SUBJECT: The attached item has been s	submitted for your review, recommendation, and or
	Director. If necessary, please circulate within your
	eeded. Mark your comments here and be prepared to
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documentation in the file.	written comments are strongly encouraged for
This item is tentative scheduled for	- 6 - 0   before the (MDP) committee

I recommend ap	proval 🔲 ]	do not recommend approval
On	, I notified	, the engineer/
subdivider/agent, of the co	orrections needed to remo	ve this objection. Tel #
Comments: Approva	I pending on	following comments.
- 507 Classi	Acation and	site evaluation for
each 5017	5 type present	Manufactured Home Park Plan (MZ Plat Certification Request
- Letter from	water purveyo	Plat Certification Request
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Smool Coolar	Carl Enge	6-28-01
Signature	Title	Date Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



### City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

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(Ch	peck One)	Date: 6-27-0/
	Master Development Plan (MDP) (Formally	
	Master Plan Community District (MPCD)	☐ Mixed Used District (MXD)
	Traditional Neighborhood Development(T	ND)  Military Airport Overlay Zone (MOAZ)
	Manufactured Home Park Plan (MHPP)	☐ Pedestrian Plan (PP)
	Plat Certification Request	
Pı	roject Name: LOS' REYIES (	ANYONS FILE# 495-A
$\lambda$	Major thoroughfare, Neighborhoods, Master Pa	lan, Master Development Plan and Historic
	reservation)	
No	o: ☐ Master Development Plan ☐ Major Thoroughfare ☐ Neighborhoods ☐ Historic ☐ SAWS Aquifer ☐ Other: ote: 15 copies (folded) with Request for Review rencies	☐ Street and Drainage ☐ TIA ☐ Zoning ☐ Tree Preservation ☐ Fire Protection ☐ Bexar County Public Works ☐ forms (attached) for respective departments or
SHEEL SAID	City of San Antonio P	lanning Department use
FI	ROM: Michael O. Herrera, Planner II	Date: 6-22.0/
SU	JBJECT: The attached item has been submitted	ed for your review, recommendation, and or
со	mment to the Planning Commission or Directo	r. If necessary, please circulate within your Mark your comments here and be prepared to
rev	view at the next scahedule meeting. Your writ	ten comments are strongly encouraged for
	cumentation in the file.	
Th	is item is tentative scheduled for 7-6-	before the (MDP) committee

I recommend approval			ommend approval
On	, I notified	d	, the engineer/
subdivider/agent,	of the corrections needed	to remove this object	ion. Tel #
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Signature	Mark your companis nere	view sheet as needed.	departments Copy this re

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



### City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

REQUEST FOR REVIEW

(Check One)	Date: 6-22-01
Master Development Plan (MDP) (Formally Po	OADP) P.U.D. Plan againshivibdus
☐ Master Plan Community District (MPCD)	☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development(TN	(D)  Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)	☐ Pedestrian Plan (PP)
☐ Plat Certification Request	
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Major thoroughfare, Neighborhoods, Master Pla	n, Master Development Plan and Historic
Preservation)	
To: Master Development Plan  Major Thoroughfare  Neighborhoods  Historic  SAWS Aquifer  Other: Note: 15 copies (folded) with Request for Review Jagencies	☐ Street and Drainage ☐ TIA ☐ Zoning ☐ Tree Preservation ☐ Fire Protection ☐ Bexar County Public Works forms (attached) for respective departments or
City of San Antonio Pla	anning Department use
FROM: Michael O. Herrera, Planner II	Date: 6-22.0/
SUBJECT: The attached item has been submitted	I for your review, recommendation, and or
comment to the Planning Commission or Director.	If necessary, please circulate within your
department. Copy this review sheet as needed. N	
review at the next scahedule meeting. Your writte	ALTER CONTRACTOR OF THE PROPERTY OF THE PROPER
documentation in the file.	
This item is tentative scheduled for 7-6-	O/ before the (MDP) committee

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